



**Viewings**

Viewings by arrangement only.  
Call 0114 483 0038 to make an appointment.

**Vendors Comments**

Add text here

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		53	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



**Room 2 1 Vivian Road, Sheffield, S5 6WJ**

**£450 Per month**

- Available for immediate occupation
- Well presented throughout
- Quality furniture provided
- Close to Northern General Hospital
- Early viewing highly recommended
- Good size double room with en-suite
- Part of five bedroom house
- Single occupants only
- Excellent local amenities nearby
- EPC Grade E

## Room 2 1 Vivian Road, Sheffield S5 6WJ

\*\*\* VERY LARGE DOUBLE ROOM WITH EN-SUITE \*\*\*  
\*\*\* SINGLE OCCUPANTS ONLY \*\*\*

An excellent opportunity to rent this very large double room with en-suite, forming part of a well presented five bedroom shared house within this highly sought after location. Offering spacious accommodation together with quality furniture throughout the property, this attractive room is likely to be of particular interest to a single occupant seeking comfortable accommodation in a convenient and well maintained home.

The house is presented to a very good standard throughout and provides a pleasant living environment, ideally suited to those wanting high quality shared accommodation in a popular residential area.

Conveniently situated close to The Northern General Hospital, the property is also well placed for access to a wide range of local amenities, public transport links and the surrounding road network, making it an ideal choice for those needing both comfort and convenience.

Overall, this is a fantastic opportunity to rent a spacious en-suite room within a well presented shared house in a highly desirable location.



Council Tax Band:

